



Agenda for Meeting 16-2017

CITY OF ROCKVILLE PLANNING COMMISSION

Anne Goodman, Chair

Don Hadley	Gail Sherman
Charles Littlefield	John Tyner, II
Sarah Miller	Jane Wood

**Wednesday, September 27, 2017
7:00 p.m. Mayor and Council Chamber
City Hall, 111 Maryland Avenue**

Andrew Gunning, Staff Liaison
Cynthia Walters, Deputy City Attorney
Eliot Schaefer, Assistant City Attorney

Planning Commission Agenda and Staff Reports online:
<http://www.rockvillemd.gov/AgendaCenter/Planning-Commission-4>

I. RECOMMENDATION TO BOARD OF APPEALS

- A. [Special Exception Application SPX2018-00394, Lisa & Armstead Galiber](#) – a request to retain and utilize an existing one bedroom accessory apartment that was installed by the previous owners of the home. The applicants, i.e., the current homeowners plan to renovate the existing accessory apartment to accommodate a senior member of their family. The accessory living unit is located above the garage of the dwelling located at 1001 Aster Boulevard, which is in the R-90 zone. Principal Planner: Cas Chasten, 240-314-8223.

II. MANDATORY REFERRAL – REVIEW AND ACTION

- A. [Avery Road Treatment Center](#) – Mandatory Referral regarding a request to construct a 37,862-square foot building and a 3,125 square foot building located at 14703 Avery Road. The property is zoned R-200 Suburban Residential. Planner: Brian Wilson, 240-314-8227.

III. RECOMMENDATION TO MAYOR AND COUNCIL

A. [Zoning Text Amendment TXT2018-00247 and Sectional Map Amendment MAP2018-00116](#)

– Further consideration of the text amendment and map amendment to implement the Rockville Pike Neighborhood Plan from the September 13 meeting. The text amendment proposes to create a new Mixed-Use Corridor Transition (MXCT) Zone to implement the recommendations of the Rockville Pike Neighborhood Plan. The text amendment will also amend the land uses in other mixed-use zones and create a new “Champion Project” development process. The Sectional Map Amendment proposes to apply the new zone to certain properties within the Pike Plan area and rezone other properties within the Plan area in accordance with the recommendations of the Plan. Other properties in the Plan area will be reconfirmed in their existing zone. Zoning Administrator: Deane Mellander, 240-314-8224.

IV. COMMISSION ITEMS

- A.** Staff Liaison Report
- B.** Old Business
- C.** New Business
- D.** Minutes
- E.** FYI Correspondence

V. ADJOURN

HELPFUL INFORMATION FOR STAKEHOLDERS AND APPLICANTS

I. GENERAL ORDER OF SESSION FOR DEVELOPMENT APPLICATIONS

1. Staff presentation
2. City Board or Commission comment
3. Applicant presentation (10 min.)
4. Public comment (3 min, or 5 min for the representative of a group)
5. Planning Commission Discussion and Deliberation
6. Decision or recommendation by vote

Note: The Planning Commission may ask questions of any party at any time during the proceedings.

II. PLANNING COMMISSION BROADCAST SCHEDULE

- Watch LIVE on Comcast Cable Rockville Channel 11 and online at: www.rockvillemd.gov
- Replay on Comcast Cable Rockville Channel 11: Wednesdays at 7:00 pm (if no live meeting)
Sundays at 7:00 pm
Mondays, Thursdays and Saturdays at 1:00 pm
Saturdays and Sundays at 12:00 am (midnight)

III. Video on Demand (within 48 hours of meeting) at: www.rockvillemd.gov/VideoOnDemand.

IV. FUTURE MEETING DATES

October 11, 2017
October 25, 2017

V. NEW DEVELOPMENT APPLICATIONS

For a complete list of all applications on file, visit: www.rockvillemd.gov/DevelopmentWatch.
Applications filed since September 1, 2017:

- PJT2018-00009, 500 W. Montgomery Ave., Mayor & Council, applying for a map amendment for adding an overlay Park Zone to the existing zone
- STP2018-00327, 1335 Piccard Dr., Yan Su Jarher Investments, for a change in use of the 28,800 square foot building from office use to adult day care

VI. ADDITIONAL INFORMATION RESOURCES

The following resources are available to anyone who would like more information about the development review process. City staff can be reached at 240-314-8200 and additional information can be found on the City's web site at: www.rockvillemd.gov/cpds

- Citizen's Guides to Development Review and Zoning
- Development Review Manual
- Planning Academy Information

Maryland law and the Planning Commission's Rules of Procedure regarding ex parte (extra-record) communications require all discussion, review, and consideration of the Commission's business take place only during the Commission's consideration of the item at a scheduled meeting. Telephone calls and meetings with Commission members in advance of the meeting are not permitted. Written communications will be directed to appropriate staff members for response and included in briefing materials for all members of the Commission.